

AMADOR COUNTY GENERAL PLAN

REVISED AND ADOPTED SEPT. 10, 1980

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HOUSING ELEMENT

OF THE

AMADOR COUNTY GENERAL PLAN

Revisions Adopted Sept. 10, 1980

(Board of Supervisors Resolution No. 5671)

Initial Housing Element of the Amador County
Geneal Plan adopted by the Board of Supervisors
on January 12, 1971; Supplementd in 1973.

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HOUSING ELEMENT OF THE AMADOR COUNTY

GENERAL PLAN

1980

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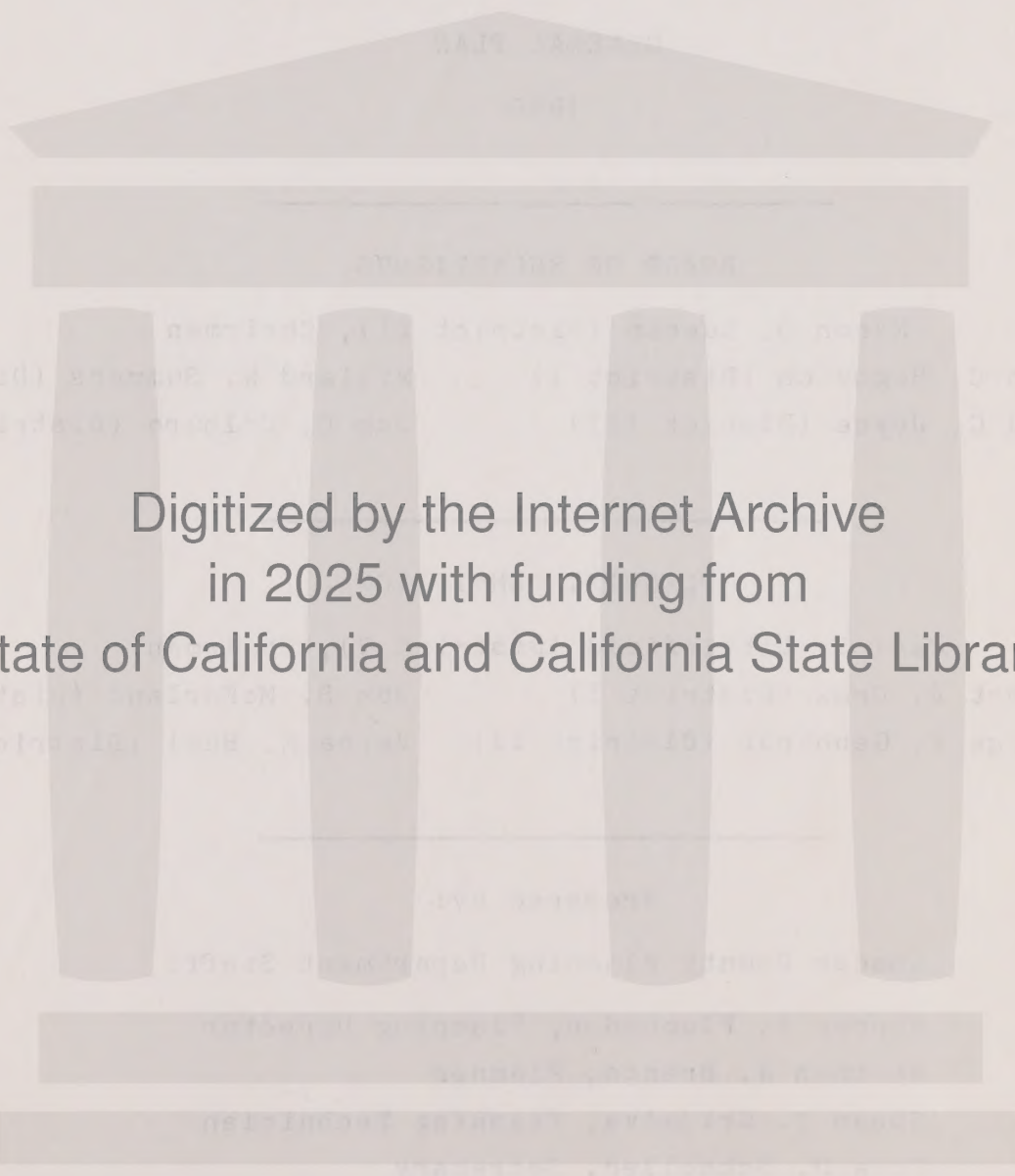
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Wednesday, September 10, 1980

The Board of Supervisors of the County of Amador

CONT'D. HEARING-DRAFT REVISED HOUSING ELEMENT:

Mr. Steven Branco, Assistant Planner, reviewed the revisions in the Draft Revised Housing Element to the General Plan and recommended approval of same.

MOTION: It was moved by Supervisor Joyce, seconded by Supervisor Colburn and unanimously carried to close the public hearing.

MOTION: It was moved by Supervisor Joyce, seconded by Supervisor Begovich and unanimously carried to adopt a resolution approving the Draft Revised Housing Element to the Amador County General Plan.

RESOLUTION NO. 5671

Resolution approving Draft Revised Housing
Element to the General Plan

INTRODUCTION

Authority

The Housing Element, a part of the Amador County General Plan, has been required by the State of California for each county since 1969. In Government Code Section 65302(c), the following general standards for the preparation of mandatory housing elements has been established:

a) A housing element is to consist of standards and plans for the improvement of housing and for provision of adequate sites for housing.

b) In addition, this element of the general plan shall make adequate provision for the housing needs of all segments of the community.

Historical Perspective

The Initial Housing element, adopted by the Board of Supervisors on January 12, 1971, contained detailed data on population and housing conditions taken from the 1960 U. S. Census, plus local housing construction and other information relevant to 1970. That information provided the basis for the initial housing plan.

A 1973 supplement added a substantial amount of housing data taken from the 1970 Census along with more recent population statistics and other related information.

Transportation

A comprehensive system of State Highways and local roads and streets provides good surface transportation to all county areas, subject to snow removal problems at higher elevations. Primary state highways are Route 88 from the Stockton metropolitan region through the county to Nevada and the Lake Tahoe area, and Route 49 connecting the Mother Lode communities to the north and south. These routes are complimented by State Routes 16, 104 and 124.

Heavy cargo service is provided by a Southern Pacific Railroad branch line extending from the main line to Galt and Ione. The Amador Central Railroad extends from the

S.P.R.R. connection at Ione to the company sawmill at Martell. Delta Trucking Lines serves county communities.

Allen Transportation Company operates passenger bus service from Jackson to Sacramento and Stockton.

The Amador County Airport, Westover Field, near Martell, has recently undergone expansion and services for private and charter flights will probably be increased.

Public Utility, Services and Facilities

Pacific Gas and Electric Company provides electric power service to all county areas, and natural gas to Ione, Jackson and Sutter Creek. LP gas service is provided by private companies to all areas.

Pacific Telephone Company serves the western area, and Volcano Telephone Company covers the eastern area.

Amador County and the incorporated cities of Jackson, Ione, Sutter Creek, Amador City and Plymouth, and various special districts, provide standard public services and facilities to the extent of their economic capabilities.

Governmental operations, street and roads, fire and police protection and other such general services appear adequate in most respects for present population needs.

Basic facilities for housing such as water supply

and sewer systems are available in established communities, and water systems have been constructed in scattered development areas, as listed below.

In all cases, these systems appear barely adequate for present service requirements.

Existing Water and Sewer Systems

Water and Sewer

Amador City
Ione
Jackson
Plymouth
Sutter Creek

Water Systems Only

Amador Pines
Jackson Valley Irrigation
District (agricultural
use only)
La Mel Heights
Mace Meadows
Ridgeway Pines
Running Gold Ranch
Sugar Pine Ridge
Sunset Heights
Willow Springs

Community Services Districts

Fiddletown
Pine Grove
Pine Acres
Pioneer
Rabb Park
Ranch House Estates
Ridgewood Acres
Willow Creek Ranches
Volcano

Public Utility Districts

River Pines

County Water Districts

Drytown

County Service Areas

County Service Area No. 1 - water only (Sierra Highlands and Silver Lake Pines)
County Service Area No. 2 - water only (Mace Meadows Unit No. 1)
County Service Area No. 3 - sewer and water (Lake Camanche)
County Service Area No. 4 - sewer only (Martell)

Note: Information obtained from county records.

General Description of Amador County

Amador County, established in May, 1854, lies in the heart of the historical Mother Lode gold mining region on the western slopes of the Sierra Nevada. The county seat of Jackson is about forty miles easterly of Sacramento.

The county extends from rolling plains in the eastern edge of the Central Valley in California easterly along rising ridges and valleys to the high crests of the Sierras along its eastern boundary. Elevations range from 200 feet in the valley to more than 9,000 feet in the eastern mountains.

Climate varies with elevations, ranging from warm and dry in the lower western section, mild and pleasant in the central section, and with warm summers and severe winter conditions in the high eastern mountains.

Temperatures

Average Minimum . . . 45.9°

Average Mean. 61.6°

Average Maximum . . . 76.0°

Average Annual Precipitation 30.6"

Average Length Growing Season 252 days

Land Resources

<u>Area Type</u>	<u>Acreage</u>
Forest: Pine, fir, lodge pole pine	155,000
Woodland, hardwoods	12,000
Woodland and grass	110,000
Grasslands	34,000
Chapparral, sage and brush	49,000
Cultivated; Urban and Industrial	17,000
Deserts, marsh or barren	3,000
Federal ownership (20% of total area)	77,671
 TOTAL area in county	 380,000

The approximate size of Amador County is 598 square miles.

POPULATION CHARACTERISTICS

Population trends in Amador County have changed drastically in the last decade. The Department of Finance for the State of California has kept records of those trends as revealed in Table 1 and Table 2.

The trends in Table 4 show a decrease from 1900 to 1920, and a slow, steady rate of increase since that date. A similar but slightly higher rate of increase is anticipated in the future, as indicated in Table 5.

Cities, with the exception of Amador City, as revealed in Table 6, show a growth rate pattern similar to that of the county, and a similar potential for future growth.

Population projections as compiled by the Population Research Unit of Sacramento are demonstrated in Table 7.

The 1970 Census compiled information concerning age and ethnic characteristics by area and are categorized in Table 8. This data will be updated with new census information extracted from the 1980 Census.

A more recent estimate of population by race, sex and age was projected for 1980 in a chart developed by the Employment Development Department of the State of California. The general estimates are projected in Table 9.

TABLE 1
TOTAL POPULATION OF AMADOR COUNTY
WITH ANNUAL PERCENT INCREASE

Total Population					
April 1, 1970	July 1, 1975	July 1, 1976	July 1, 1977	July 1, 1978	July 1, 1979
11,821	15,000	15,300	16,300	17,500	18,800

Annual Percent Change				
4-1-70 to 7-1-75	7-1-75 to 7-1-76	7-1-76 to 7-1-77	7-1-77 to 7-1-78	7-1-78 to 7-1-79
5.3	4.7	6.5	7.4	7.4

Source: Population Research Unit

TABLE 2
COMPONENTS OF POPULATION CHANGE
APRIL 1, 1970 TO JULY 1, 1979

Total Population		Change		Births	Deaths	Net Migration
April 1, 1970	July 1, 1979	Number	Percent			
11,821	18,800	7,000	59.0	1,500	1,500	7,000

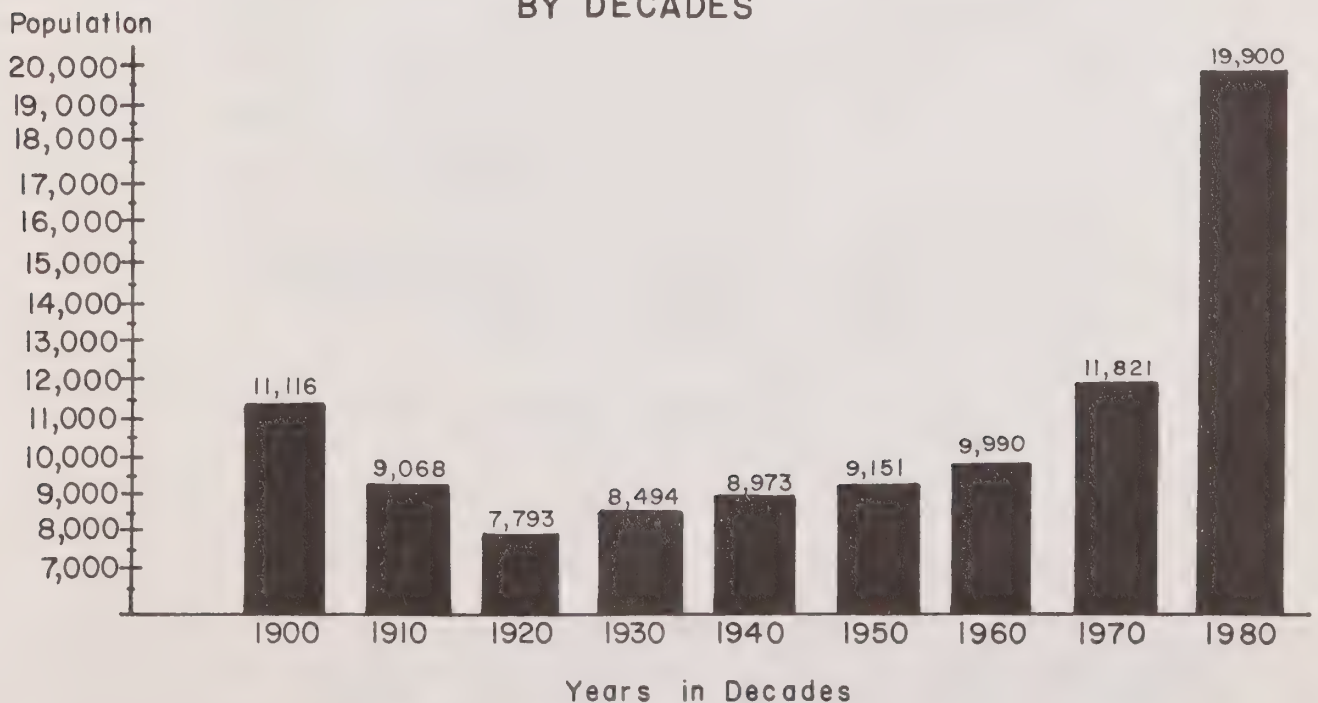
Source: Population Research Unit

TABLE 3
POPULATION OF AMADOR COUNTY

AREA	TOTAL POPULATION 1-7-78	TOTAL POPULATION 1-7-79
Amador City	160	170
lone	2,370	2,410
Jackson	2,700	2,720
Plymouth	680	690
Sutter Creek	1,710	1,810
unincorporated	9,700	11,000
TOTAL: Amador County	17,500	18,800

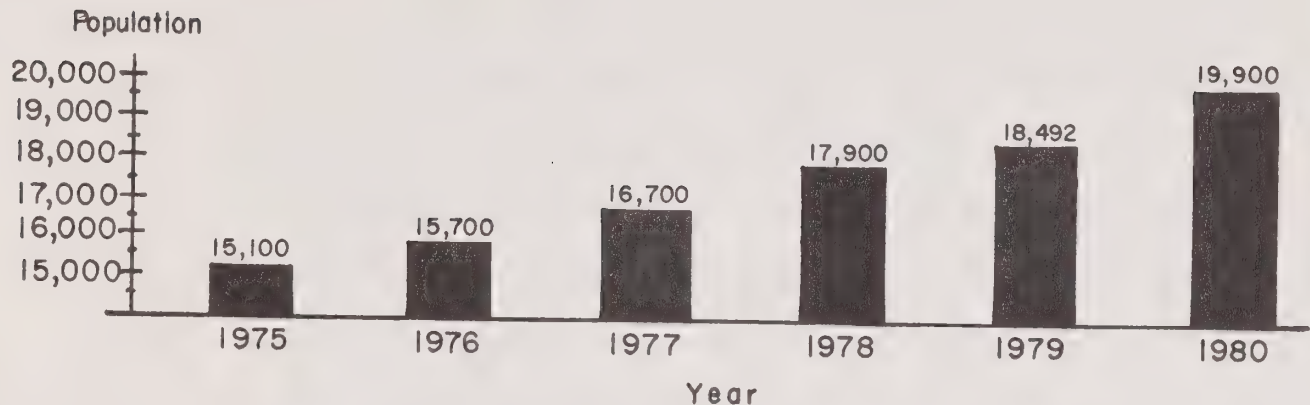
Source: State of California Department of Finance

TABLE 4
POPULATION TRENDS IN AMADOR COUNTY
BY DECADES



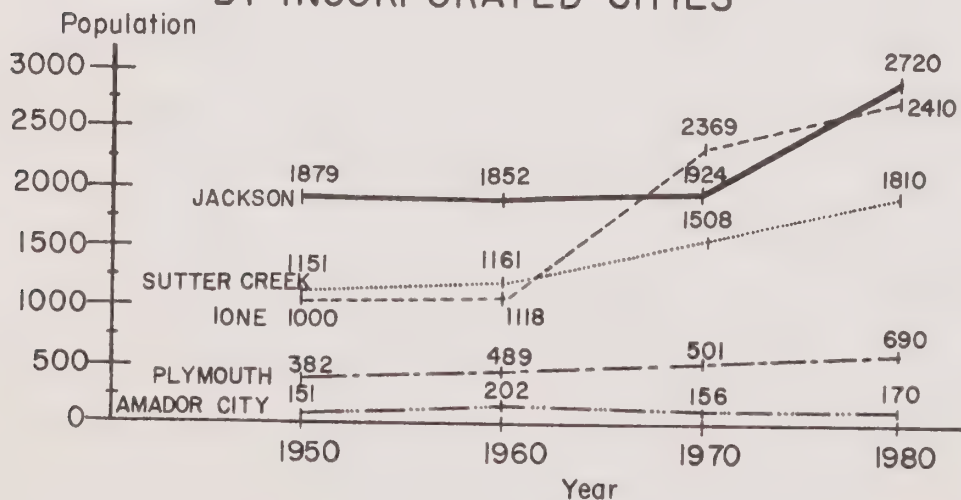
Source: State of California Department of Finance

TABLE 5
POPULATION TRENDS IN AMADOR COUNTY
WITHIN THE LAST 5 YEARS



Source: State of California Department of Finance

TABLE 6
POPULATION TRENDS IN AMADOR COUNTY
BY INCORPORATED CITIES



Source: State of California Department of Finance

TABLE 7
POPULATION PROJECTIONS FOR AMADOR COUNTY

Total Population					
July 1, 1980	July 1, 1981	July 1, 1982	July 1, 1983	July 1, 1984	July 1, 1985
19,900	20,900	21,800	22,600	23,300	23,900

Source: Population Research Unit

The 1970 Census compiled information concerning age and ethnic characterizations by area and are categorized in Table 8. This data will be updated with new census information extracted from the 1980 Census.

A more recent estimate of population by race, sex and age was projected for 1980 in a chart developed by the Employment Development Department of the State of California. The general estimates are projected in Table 9.

Handicapped individuals constitute a special group and the Department of Rehabilitation compiled a chart for Amador County and referred to in Table 10.

The trend as revealed in the 1970 Census continues into the next decade in similar fashion. The greater majority of the population in Amador County has little ethnic characteristic breakdown, being predominately white. However, those of non-white ethnic backgrounds have tended to settle in the Ione area.

Also significant is the increasing number of elderly and retired citizens settling in Amador County. The rural nature of Amador County is very attractive to those seeking the serenity of a non-urban area.

The Department of Finance has compiled projected data by age groups in Amador County. The median age seems to be increasing at a significant rate while the percentage of the over 60 age bracket is increasing at a similar rate.

These projections are reflected in Table 11 and Table 12.

Most of the data indicates that less than 10% of the projected 1978 population will be non-white. It appears as if this percentage is decreasing since the percentage of non-whites in 1976 was 11.2%. Any correlation between low income or racial minorities and substantial housing is not readily apparent.

There is some speculation that Amador County may increase in population by as much as 50% by 1995. This figure was projected by Caltrans in their 1970 Regional Transportation Update. This figure may actually be too low according to the trends which exist today.

The Preston School of Industry (State) is a special group that causes no immediate problems in relation to housing. This school houses its inmates in state institution quarters, and creates no housing problems except for employees who must find private housing in the community.

No racial groups exist as such in the County. Non-white are few in number, and are scattered and integrated into various communities. They share the common housing problems in the common degree.

Farms in the county are small, and require only small numbers of transient labor. In most cases farm laborers are employed full time, with living quarters provided. Two small farm labor camps, for 6 to 8 men, are maintained in good condition under Agricultural Commission and Health Department supervision.

TABLE 8
AGE AND ETHNIC CHARACTERISTICS IN AMADOR
COUNTY BY AREA

<u>Census Div.:</u>	<u>Amador</u>	<u>Ione</u>	<u>Jackson</u>	<u>Sutter Creek- Plymouth</u>	<u>County Total</u>
Population	156	2,369	1,924	2,000	11,821
Male	77	1,538	950	931	6,169
Female	79	831	994	1,078	5,652
White	153	1,954	1,906	1,990	11,281
Nonwhite	3	243	18	19	540
Households	41	455	530	571	3,193
Age, male					
0-14 yrs.	22	246	208	246	1,363
15-34 yrs.	18	910	223	231	1,970
35-64 yrs.	25	293	368	314	2,048
65+ yrs.	12	89	151	140	788
Age, female					
0-14 yrs.	25	250	196	271	1,322
15-34 yrs.	23	216	224	271	1,365
35-64 yrs.	26	276	360	357	2,140
65+ yrs.	5	89	194	179	825
<u>County Totals:</u>	<u>Negro</u>	<u>Indian</u>	<u>Chinese, Filipino, Korean, Japanese & Hawaiian</u>		<u>Other</u>
(Race)	325	160	33		22
<u>Households:</u>	Total number in County, 3,193				
	Ave. persons per household, 2.74 persons				
	Population in group quarters, 19 persons				
	Inmates of institutions, 778 persons				

Source: 1970 Census

TABLE 9
TOTAL POPULATION BY RACE, SEX AND AGE
IN AMADOR COUNTY: 1980 (projected)

	Total	White	Black	Other	Spanish American (a)
Both sexes Total (b)	19,110	18,700	40	360	1,190
Male Total	9,810	9,600	30	180	600
0-13	1,600	1,560	10	30	80
14	130	130	(c)	(c)	10
15	140	130	(c)	(c)	(c)
16	140	140	(c)	(c)	(c)
17	160	160	(c)	(c)	10
18	190	190	(c)	(c)	10
19	240	240	(c)	10	10
20	240	240	(c)	(c)	30
21	190	190	(c)	(c)	30
22	130	130	(c)	(c)	20
23-24	250	240	(c)	(c)	40
25-34	1,350	1,310	10	30	110
35-44	1,340	1,310	10	20	90
45-49	510	500	(c)	20	30
50-54	500	490	(c)	10	20
55-59	640	630	(c)	10	20
60-64	660	650	(c)	10	40
65+	1,390	1,370	(c)	20	50
Female Total	9,290	9,110	10	180	590
0-13	1,510	1,460	10	50	80
14	130	120	(c)	10	10
15	130	120	(c)	(c)	10
16	130	120	(c)	(c)	10
17	120	120	(c)	(c)	10
18	110	110	(c)	(c)	10
19	110	110	(c)	(c)	10
20	110	110	(c)	(c)	20
21	110	110	(c)	(c)	20
22	110	110	(c)	(c)	20
23-24	240	230	(c)	10	40
25-34	1,300	1,270	(c)	30	90
35-44	1,260	1,240	(c)	10	80
45-49	500	480	(c)	10	20
50-54	480	470	(c)	10	20
55-59	630	620	(c)	10	20
60-64	670	670	(c)	(c)	40
65+	1,640	1,620	(c)	10	60

(a) The Spanish American population is defined as persons of Spanish language or Spanish surname. Spanish Americans are also counted in the racial categories as white, black or other races.

(b) Parts may not add to totals because of independent rounding.

(c) Less than 5.

TABLE 10

DISABLED NONINSTITUTIONAL POPULATION 16-64 YEARS OLD
BY MAJOR DISABLING CONDITION (a)

1979

	Total	Needing Vocational Rehabilitation Services
Total	2,190	390
Sensory Disorders	200	90
Blind	10	--
Other Visual Impairment	40	20
Deaf	50	--
Other Hearing Impairment	100	70
Physical Disorders	1,080	110
Amputation and Orthopedic Disabilities	420	40
Epilepsy	20	--
Heart Disease	140	20
Speech Impairment	30	--
Digestive Disorder	90	10
Other Physical Disabilities	380	40
Mental Disorders	910	190
Mental Illness	80	20
Mental Retardation	140	20
Drug Addiction or Alcoholism	590	110
Other Character Disorders (b)	100	40

(a) Parts may not add to totals due to independent rounding.
Persons with more than one disorder are counted only
once.

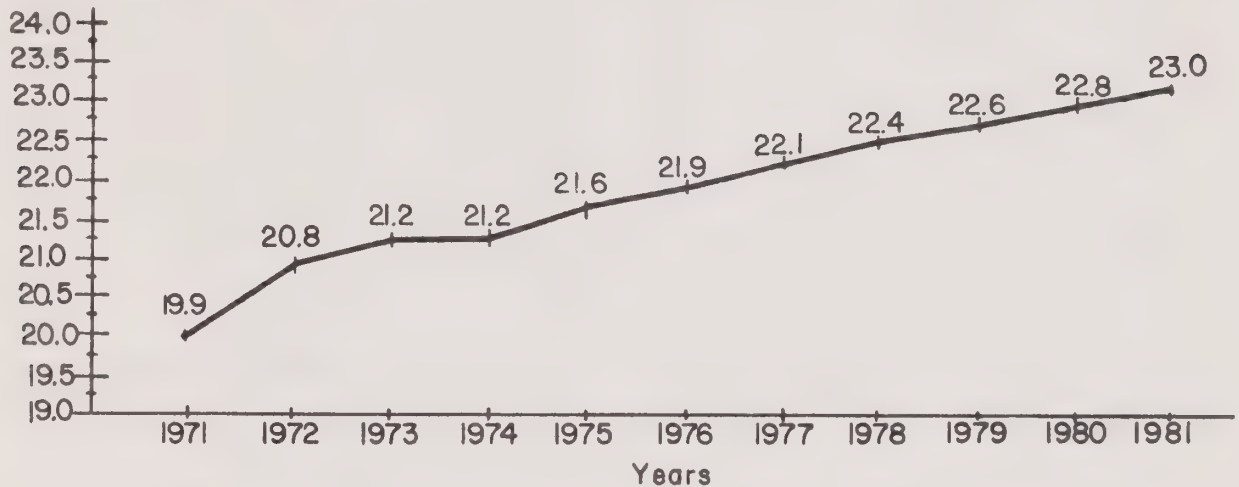
(b) Other character disorders include behavioral problems.
Some ex-offenders are included in this category.

Source: Department of Rehabilitation

TABLE II

PROJECTED POPULATION TREND CONCERNING THE
OVER 60 AGE GROUP IN AMADOR COUNTY

Percentage of Over 60 Age
Group to Total Population

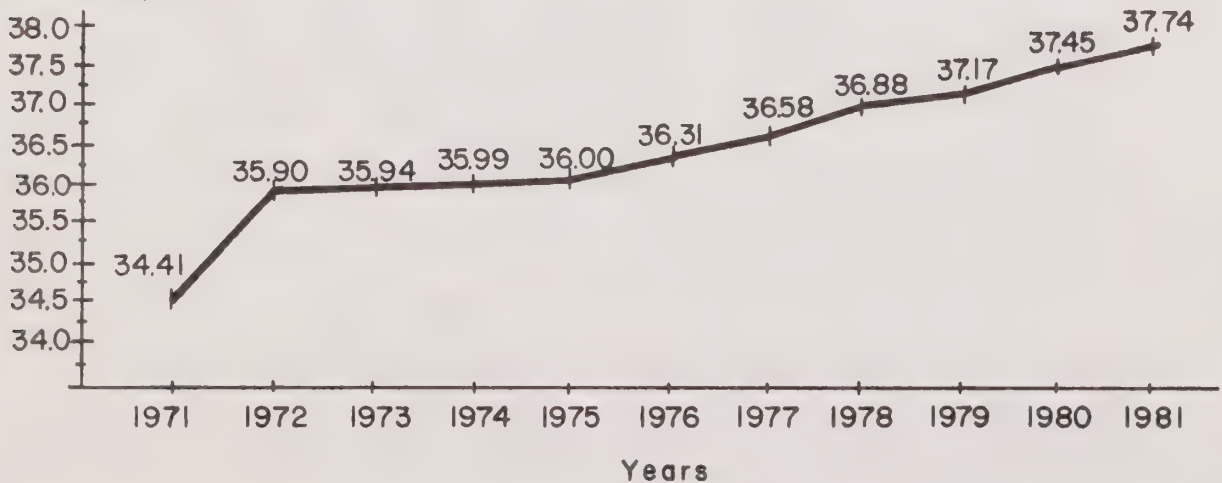


Source: State of California Department of Finance

TABLE 12

PROJECTED MEDIAN AGE TRENDS IN AMADOR COUNTY

Median Age



Source: State of California Department of Finance

HOUSING CHARACTERISTICS

Distribution

The western half of the county holds the greatest concentrations of housing units mainly centered around the incorporated cities of Amador City, Ione, Jackson, Plymouth and Sutter Creek. However, the last decade has shown a steady decrease of concentrated population away from the urban areas. According to the Areawide Housing Element prepared by the Central Sierra Planning Council in 1977, 43% of the total number of housing units were in the incorporated cities in 1970, while 57% were scattered throughout the remaining unincorporated area of the county. In 1977, 33% of all the housing units were located in the cities and 67% were outside the established urban areas.

Building permit logs indicate that a growing percentage of the new single family dwellings built within the last few years in Amador County are second homes located in the central and eastern parts of the county and dispersed throughout the more rural areas.

In the last few years, the Pine Grove-Pioneer area has experienced considerable growth. If these trends continue, the area will reach a point to where a complete range of public and commercial services will be necessary. Figures

TABLE 13

**NEW BUILDING ACTIVITY
CITIES OF AMADOR COUNTY 1970 TO 1977**

City		'70	'71	'72	'73	'74	'75	'76	'77
Ione	No. SFD	8	17	7	0	1	1	3	1
	No. MU	0	2	32	1	0	18	0	0
Jackson	No. SFD	NA	NA	12	7	11	5	4	6
	No. MU	NA	NA	6	0	12	0	0	0
Plymouth	No. SFD	2	5	8	1	1	1	2	1
	No. MU	0	0	0	0	0	10	0	0
Sutter Creek	No. SFD	1	17	12	14	6	7	6	8
	No. MU	0	12	10	22	0	2	6	3

No. SFD = Number Single-Family Dwellings

No. MU = Number Multiple Units

Source: Building permit logs for each city.

for the rate growth in this area are not presently available, however, the 1980 Census will most likely reveal patterns of considerable growth in that part of the county.

Taken from the Amador County Building Permit Log, Table 15 shows Single Family Dwelling permits issued for the past several years.

Information taken from the records of the Department of Finance show the controlled population estimates by population and housing units in the incorporated and unincorporated areas of Amador County. The most recent statistics for Table 16 were estimated for January 1, 1979.

TABLE 14

POPULATION AND HOUSING STATISTICS - 1960 TO 1995

Year :	1960 ¹	1970 ²	1971 ³	1975 ⁴	1976 ⁴	1977 ⁴	1995 ⁵
Total Population	9990	11821	12861	14845	15407	15994	24000
Household Population*	8984	9132	11866	14141	14664	15285	22068
Households	3141	4024	4451	5437	5681	5971	8275
Persons per Household	2.86	2.74	2.66	2.60	2.58	2.56	2.50
Housing Units	3988	5120	5881	7278	7678	8099	10578
Vacant Units	727	1096	1430	1830	1997	2128	1985
Percent Vacant	18.22	21.4	24.3	25.2	26.0	26.3	18.7
Mobile-homes	76	175	291	392	451	497	1185
Percent Mobile-homes	1.9	3.4	4.9	5.3	5.8	6.1	11.0
Mobile-home Population	217	375	622	833	901	978	2962
Multi-units	148	NA	341	NA	NA	NA	2722

*Excludes persons living in group quarters (hospitals, prisons, military bases and other institutions).

Sources: ¹1960 Census; ²1970 Census; ³Department of Finance, 1971; ⁴Department of Finance, 1977 Est.; ⁵Regional Transportation Plan 1976 Update.

TABLE 15
SINGLE FAMILY DWELLING PERMITS ISSUED

<u>Year</u>	<u>Number Single Family Dwellings</u>
70-71	202
71-72	284
72-73	374
73-74	304
74-75	249
75-76	329
76-77	378
77-78	485
78-79	455

Source: Amador County Building Department

TABLE 16
AMADOR COUNTY CONTROLLED POPULATION ESTIMATES FOR 1-1-79

	POPULATION						
	<u>Amador City</u>	<u>Ione</u>	<u>Jackson</u>	<u>Plymouth</u>	<u>Sutter Creek</u>	<u>Total In- corporated</u>	<u>Unincor- porated</u>
Total	166	2410	2722	686	1805	7789	10703
Households	166	1929	2587	682	1801	7165	10626
Mobile							
Homes	2	122	97	57	128	406	812
Group							
Quarters	0	481	135	4	4	624	77
	HOUSING UNITS						
	<u>Amador City</u>	<u>Ione</u>	<u>Jackson</u>	<u>Plymouth</u>	<u>Sutter Creek</u>	<u>Total In- corporated</u>	<u>Unincor- porated</u>
Total	70	660	1074	241	798	2843	6384
Single	69	527	816	181	593	2186	5864
2 to 4	0	59	120	11	99	289	50
5 or more	0	25	80	21	35	161	52
Mobile							
Homes	1	49	58	23	71	207	418
Occupied	57	627	1017	238	757	2696	4050
Percent							
Vacant	13.57	5.00	5.31	1.24	5.14	5.17	36.56
Population							
per House-							
hold	2.912	3.077	2.544	2.866	2.379	2.658	2.624

Source: State of California Department of Finance

Housing Types

The most predominant type of residency in Amador County has been and still is the single family home. There are trends indicating that the percentage of mobilehomes and multiple dwelling units will increase while the percentage of single family dwellings will decrease.

TABLE 17
PERCENTAGE OF HOUSING TYPES
AS PROJECTED BY DEPARTMENT OF FINANCE ESTIMATES

	<u>1971</u>	<u>1995</u>
Mobilehomes	4.9	11.0
Multi Units	5.8	25.7
Single Family	89.3	63.3

Source: State of California Department of Finance

Future projections indicate that more families will relocate in the Amador County area and become permanent residents. Single family dwellings that remain vacant for part of the year as second homes seem to be on the decrease. The percentage of vacant units are projected in Table 14 to show that they will shrink from 26.3% to 18.7% between 1977 and 1995.

Looking at current trends in the housing market, as reflected in the multiple listings distributed by the local realty boards, shows that Amador County has between 150 to 200 homes for sale. Single family dwellings are becoming more available; however, the cost of a typical 3 bedroom, 2 bath house ranges between \$80,000 and \$160,000. It seems reasonable to assume that a second home purchase becomes unfeasible with the rising cost of the housing market.

Mobilehome usage has been increasing over the past several years. More property has been rezoned to accomodate mobile-home parks in the last decade. Since mobilehome utilization on private property is limited to temporary uses by county ordinances in Amador County, mobilehome parks become the only available area to reside in a mobilehome. Only 3.4% of the county's total housing was used by mobilehomes in 1970, however in 1977 it was up 6.1% and projected to reach 11% by 1995. From 1977 to 1995, mobilehome use will increase from 497 units to 1185 units. Further evaluation of mobile-home usage may be forthcoming pending recent State legislation concerning mobilehome permanency on private property.

Age and Condition

The majority of the 8,099 estimated housing units in Amador County are in good condition. Most of the housing units are less than 15 years old even though there still

exists large numbers of substandard units. The 1960 Census estimated the structure age of most of the housing units and still is a reliable statistic.

TABLE 18
AGE OF STRUCTURE

<u>Year built</u>	<u>Number</u>
1956-1960	295
1955-1958	455
1950-1954	401
1940-1949	696
1930-1939	612
1929 or earlier	1,529

Source: 1960 Census

Out of this total of 3,988 in 1960, 25% of the housing units were considered deteriorating, dilapidated or substandard and before 1950, 3,238 were built (80% of total).

Current figures are unavailable to determine the number of deteriorating or delapidated units, but it is reasonable to assume that anywhere from 25% to 33% of the county's total number of units are potentially substandard.

Affordability and Availability

Referring to housing availability as listed in the multiple listings reported by local realty boards, price ranges vary according to lot size and area. Table 19 shows the various ranges of affordability.

TABLE 19
SAMPLING OF HOUSING AFFORDABILITY BY AREA
(as surveyed from multiple listings reported by local
realty boards based on 3 bedroom, 2 bath homes
on ± 1 acre lots)

<u>Area</u>	<u>Ave. Sq. Ft.</u>	<u>Ave. Age</u>	<u>Price Range</u>
Ione/Lake Camanche	<u>+1300</u>	5-10	\$62,000 to \$85,000
Jackson	<u>+2000</u>	5-20	\$76,000 to \$125,000
Pine Grove	<u>+1500</u>	2-5	\$60,000 to \$100,000
Pioneer	<u>+1300</u>	1-3	\$65,000 to \$90,000
Plymouth/ River Pines	<u>+1200</u>	3-7	\$30,000 to \$80,000
Sutter Creek	<u>+1600</u>	1-2	\$80,000 to \$145,000
Volcano/ Fiddletown- Silver Lake Rd.	<u>+1800</u>	1-2	\$65,000 to \$90,000

Surveying the advertisements in local publications reveals the availability and monthly rates for rental units.

Rentals seem to be difficult to find and various real estate agencies have waiting lists for rentals as they become available. Rents range as low as \$300 per month to as high as \$500 per month.

Multiple Unit complexes rental rates vary only slightly and are mainly concentrated in the more urban areas of the county. Building permits issued in the last decade for multi-family units are listed in Table 20.

TABLE 20

BUILDING PERMITS ISSUED FOR MULTI-FAMILY UNITS

<u>Year</u>	<u>Number</u>
69-70	1
70-71	0
71-72	6
72-73	6
73-74	1
74-75	4
75-76	3
76-77	0
77-78	0
78-79	1

Source: Amador County Building Department

The present high, and ever-increasing, costs of land site improvements, labor and materials make it impossible for private industry to construct conventional low cost housing at a rental or purchase cost level which the large demand group can afford.

Few families are capable of constructing their own home in order to save labor costs; furthermore, repairs and remodeling costs of older substandard structures are unusually high and generally uneconomic.

The present shortage of mortgage money and very high interest rates compound the problems of land and construction costs. Financing institutions tend to give investment preferences to more urban and fast growing areas.

The Initial Housing Element of the General Plan as adopted in 1971 made the following statement which appears to be relevant even today, "The relatively low assessed valuations and limited taxing capability of the county and small cities make it difficult or impossible to finance necessary housing related facilities such as water and sewer systems, or improvements and extensions of such systems in locations where new housing is most needed.

"The same problem applies in the case of other services such as streets and roads, drainage, schools and parks, fire and police services, etc."

The geographical separation of the numerous small

cities and towns forces uneconomic duplication of all costly urban services, and precludes local transportation systems, large scale private housing developments, etc.

Scattered rural and recreation lot developments involve unusual home builder costs in roads, utility extensions, septic tank disposal and/or water wells, labor and material transportation, fire protection, snow clearance at higher elevations, etc.

According to research developed by the Amador County Chamber of Commerce, housing availability is limited.

Rents for one and two bedroom apartments and duplexes range from \$150 to \$275 per month. Rents for two and three bedroom houses range from \$165 to \$325 per month.

Sales prices of existing homes were from \$30,000 to \$85,000 during 1977. There are three suburban residential areas within two to ten miles of Sutter Creek, Jackson and Pine Grove, offering homes priced from \$35,000 to \$85,000.

There are 4 hotels with a total of 65 rooms and 17 motels with a total of 300 rooms in the community area. There are approximately 25 mobile home parks in the community area.

HOUSEHOLD CHARACTERISTICS

In order to properly estimate the housing needs in Amador County, various household characteristics need to be evaluated. The Central Sierra Planning Council has adopted an Areawide Housing Element as of January, 1978 and "persons per household" is one of the statistics that was compiled from various sources. Furthurmore, the Department of Finance has released some information updating 1978-79 figures for "persons per household" and the Regional Transportation Plan 1976 Update projected a 1995 figure.

Table 21 indicates a downward trend in "persons per household" between 1960 and 1977. A slightly upward trend for the 1978-1979 period is probably due to the influx of an increasing population. Projected figures see the trend continuing to decline in the last part of this century.

TABLE 21
PERSONS PER HOUSHOLD

<u>Year</u>	<u>Persons Per Household</u>
1960	2.860
1970	2.740
1971	2.660
1975	2.600
1976	2.530
1977	2.560
1978	2.644
1979	2.637
1995 as projected	2.500

Source: State of California Department of Finance

As of January 1, 1979, the Department of Finance listed the total population of Amador County as 18,492 and the total population of the unincorporated area as 10,703. Using information from the same January 1, 1979 date, the "population per household" figure is 2.637 for the county total and 2.624 for the unincorporated area total. In using these figures, we can derive an estimate for the total number of households in the total county area, and for the total unincorporated area.

$$\frac{18,492}{2.637} = 7,013 \quad (\text{Total number Households for County})$$

$$\frac{10,703}{2.624} = 4,079 \quad (\text{Total number Households for unincorporated area})$$

From 1970 Census data, there were 4,024 households in 1970, with 83% headed by males, and 17% headed by females. If we assume that these percentages are relatively the same, then we can calculate the current number of male and female "heads of households".

$$7,013 \times .83 = 5,821 \text{ Male Heads of Households, Countywide}$$

$$7,013 \times .17 = 1,192 \text{ Female Heads of Households, Countywide}$$

Single head of households and overcrowded households are statistics that will have to be evaluated by the 1980 Census as present figures are unable to make such determinations. However, the Department of Social Services has compiled 1980 projected figures for "Family Heads Below

Poverty Level by Race, Sex and Age". Table 22 and 23 can aid in the total evaluation of the household characteristics of Amador County

TABLE 22
FAMILY HEADS BELOW POVERTY LEVEL
BY RACE, SEX AND AGE-1980(PROJECTED): AMADOR COUNTY

	Total	White	Black	Other	Spanish American ^a
Both Sexes Total	460	460	b	b	b
Male Total	340	340	b	b	b
14-21	10	10	b	b	b
22-44	70	70	b	b	b
45-54	50	50	b	b	b
55-59	40	40	b	b	b
60-64	50	50	b	b	b
65 +	120	120	b	b	b
Female Total	120	120	b	b	b
14-21	10	10	b	b	b
22-44	40	40	b	b	b
45-54	20	20	b	b	b
55-59	b	b	b	b	b
60-64	20	20	b	b	b
65 +	30	30	b	b	b

a) The Spanish American population is defined as persons of Spanish language or Spanish surname. Spanish Americans are also **counted** in racial categories as white, black or other races.

b) Less than 5.

Source: Public Welfare in California, Department of Social Services

TABLE 23
PUBLIC ASSISTANCE RECIPIENTS
SEPTEMBER 1978

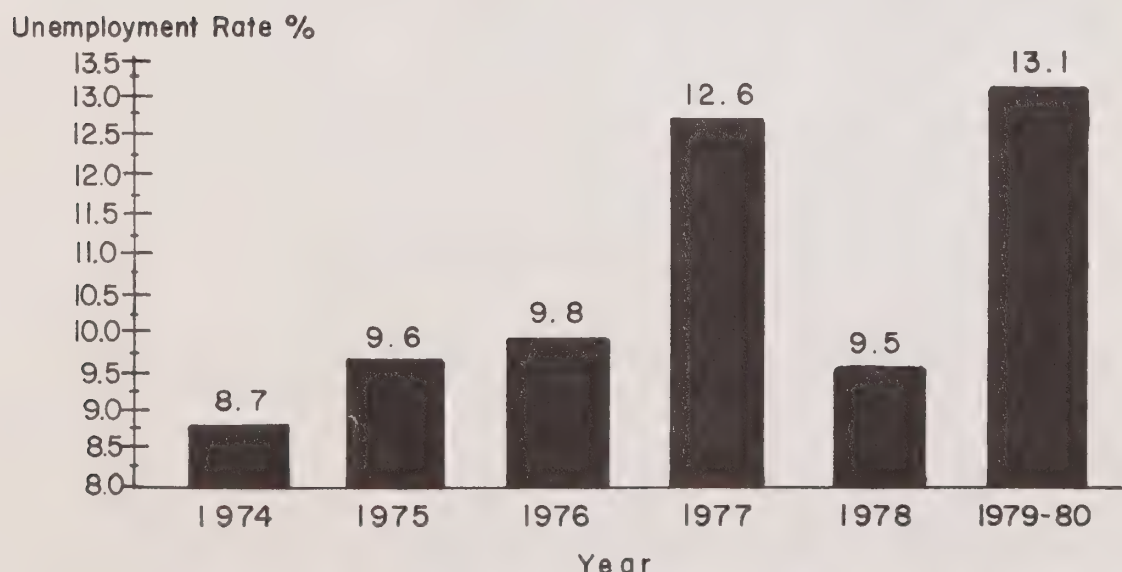
	Total
Food Stamps	117
General Home Relief	5
Children in Foster Family Homes	16
Children in Institutions	1
AFDC	114

Source: Public Welfare in California,
Department of Social Services

INCOME CHARACTERISTICS

From 1977 to 1978, the annual average employment in Amador County increased significantly by 375. During the same period unemployment dropped by 175 causing the annual unemployment rate to fall from 12.6 percent in 1977 to 9.5 percent in 1978, a drop of 3.1 percent. These figures, as developed by Employment Development Department, were significantly accurate until recent layoffs incurred by some of the largest employers in the county, the lumber manufacturing business. As of February, 1980, the unemployment rate has risen to the 13.1 percent level and may still climb higher.

TABLE 24
ANNUAL ENEMPLOYMENT RATE AVERAGE



Source: State of California Employment Development Department

Significant growth of the annual average employment rate will be exhibited in Amador County during the 1979 to 1980 forecast period. From the 1978 level of 6,175, employment will increase to a total of 6,600 by 1980. Immigration and local entrants to the labor force, however, will keep the jobless number stable. These two trends will combine to lower the unemployment rate in both 1979 and 1980, when it will dip to 9.0 percent.

Recently, various layoffs from major employers in the area has led to a 13.1% unemployment rate and may climb even higher, according to the State of California Employment Development Department.

TABLE 25
ANNUAL EMPLOYMENT

	<u>Annual Averages</u>		
	<u>1978</u>	<u>1979</u>	<u>1980</u>
Civilian Labor Force ^a	6,825	7,125	7,250
Employment	6,175	6,475	6,600
Unemployment	650	650	650
Unemployment Rate ^b	9.5%	9.1%	9.0%

^a Labor force by place of residence. Employment includes persons involved in labor-management trade disputes.

^b The unemployment rate is computed from unrounded data; therefore, it may differ from rates using rounded figures in this table.

Source: State of California Employment Development Department

The Per Capita Personal Income, as indicated in Table 26, significantly compares Amador County with the State of California. This indication suggests that Amador County has a much lower Per Capita Personal Income than the State of California Average, while housing costs remain rather stable with the rest of the state.

TABLE 26
PER CAPITA PERSONAL INCOME

	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>
Amador	\$3744	\$3859	\$4157	\$4561	\$4813	\$5251
State	\$4489	\$4711	\$5043	\$5497	\$6081	\$6596

Source: State of California Department of Finance

The median income increased significantly from the period of 1960 to 1970. The Department of Finance figures show that a median income figure in 1960 as \$5,636. In 1970, the median income of Amador County increased to \$8,823 - a 56.6% increase. Out of this statistic, 8.4% had a median income below the poverty level and those with a median income level of \$5,000 or more were 15%.

Various levels of median income as shown by a population range above and below the 50% mark will have to be calculated with incoming data furnished by the 1980 Census.

To show the spread of the labor market by wage and salary employment, the Department of Finance has also supplied information as indicated in Table 27.

TABLE 27
WAGE AND SALARY EMPLOYMENT
AMADOR COUNTY LABOR MARKET AREA ANNUAL AVERAGE

	1972	1973	1974	1975	1976	1977	1978
Total, all industries.....	3,500	3,825	3,925	4,125	4,400	4,675	5,000
Agricultural wage and salary.....	50	50	75	75	75	75	75
Nonagricultural wage and salary...	3,450	3,775	3,850	4,050	4,325	4,600	4,925
Construction and mining	325	350	325	350	350	400	425
Manufacturing	675	875	875	850	875	975	1,075
Transportation and public utilities..	175	175	175	200	225	250	250
Wholesale and retail trade	575	600	625	725	800	925	1,075
Finance, insurance, and real estate...	125	150	150	150	150	150	150
Services.....	425	450	475	475	500	500	500
Government.....	1,150	1,175	1,225	1,300	1,425	1,400	1,400

Source: State of California Department of Finance

The Civilian Labor Force by race, sex and age was projected for 1890. These statistics, as compiled by the Department of Finance, show that the labor force is dominated mainly by the white, male entity in Amador County.

TABLE 28

**CIVILIAN LABOR FORCE BY RACE, SEX AND AGE
1980 (PROJECTED), AMADOR COUNTY**

	Total	White	Black	Other	Spanish American(a)
Both sexes Total (b)	7,250	7,100	20	130	540
Male Total	4,520	4,420	20	80	360
16	50	50	(c)	(c)	(c)
17	80	80	(c)	(c)	(c)
18	110	110	(c)	(c)	(c)
19	140	130	(c)	(c)	(c)
20	140	130	(c)	(c)	20
21	110	110	(c)	(c)	10
22	80	80	(c)	(c)	20
23-24	170	170	(c)	(c)	20
25-34	950	930	10	20	100
35-44	1,000	980	(c)	20	80
45-49	380	370	(c)	10	30
50-54	370	360	(c)	(c)	10
55-59	430	420	(c)	10	10
60-64	330	320	(c)	(c)	20
65 +	190	190	(c)	(c)	10
Female Total	2,730	2,680	(c)	50	180
16	30	30	(c)	(c)	(c)
17	50	50	(c)	(c)	(c)
18	50	50	(c)	(c)	(c)
19	60	60	(c)	(c)	10
20	60	60	(c)	(c)	10
21	60	60	(c)	(c)	10
22	60	60	(c)	(c)	10
23-24	130	130	(c)	(c)	20
25-34	660	650	(c)	10	40
35-44	620	610	(c)	10	40
45-49	230	220	(c)	10	10
50-54	210	210	(c)	10	10
55-59	240	240	(c)	(c)	10
60-64	170	170	(c)	(c)	10
65 +	90	90	(c)	(c)	(c)

(continued to next page)

TABLE 28 (continued)

- (a) The Spanish American population is defined as persons of Spanish language or Spanish surname. Spanish Americans are also counted in the racial categories as white, black or other races.
- (b) Parts may not add to totals because of independent rounding.
- (c) Less than 5.

Due to improvements in the methodology for preparing these labor force estimates, the data are not comparable to estimates published in previous years.

Source: State of California Economic Development Department

Identification of the poverty levels existing in the county can help to establish special need groups for housing aid. Persons below the poverty level were projected for 1980 by the Department of Finance and are shown in Table 29. The Social Security Administration compiles statistics for welfare recipients and Table 30 lists the various welfare cases by the years they were totaled. To further aid in identifying special need groups, Table 31 summarizes Social Security recipients of which the latest available data was the end of December, 1977.

TABLE 29
PERSONS BELOW POVERTY LEVEL
1980 (PROJECTED), AMADOR COUNTY

	Total	White	Black	Other	Spanish American(a)
Both sexes Total	1,900	1,900	(b)	(b)	70
Male Total	630	630	(b)	(b)	(b)
14-21	80	80	(b)	(b)	(b)
22-44	100	100	(b)	(b)	(b)
45-54	60	60	(b)	(b)	(b)
55-59	50	50	(b)	(b)	(b)
60-64	70	70	(b)	(b)	(b)
65 +	270	270	(b)	(b)	(b)
Female Total	1,270	1,270	(b)	(b)	70
14-21	180	180	(b)	(b)	(b)
22-44	220	220	(b)	(b)	(b)
45-54	150	150	(b)	(b)	(b)
55-59	90	90	(b)	(b)	(b)
60-64	200	200	(b)	(b)	50
65 +	430	430	(b)	(b)	20

(a) The Spanish American population is defined as persons of Spanish language or Spanish surname. Spanish American are also counted in other racial categories as white, black or other races.

(b) Less than 5.

Source: State of California Economic Development Department

TABLE 30
WELFARE RECIPIENTS AND CASES
AMADOR COUNTY

<u>Year</u>	<u>Total Recipients</u>	<u>Blind</u>	<u>Disabled</u>	<u>AFDC</u>	<u>GA</u>	<u>Old Age</u>	<u>Total Cases</u>
69-70	646	11	102	62	1	332	508
70-71	594	10	77	76	1	254	418
71-72	537	9	74	77	1	213	374
72-73	519	7	74	80	2	195	358
73-74	536	6	77	93	2	179	357
74-75 *	363	-	-	123	2	-	125
11/76	NA	-	-	114	6	-	120
3/77	450	-	-	130	2	-	132

* In 1974 Social Security took over payments to the Blind, Disabled and Elderly.

(In 1978 the E.D.D. projects that 1590 or 9.5% of the population will be living below poverty level.)

Source: Social Security Administration

TABLE 31
SOCIAL SECURITY RECIPIENTS
END OF DECEMBER 1977, AMADOR COUNTY

Total	3,837
Sex	
Adult Male	1,683
Adult Female	1,846
Age	
Under 65	1,209
65-71	1,347
72 and over	1,281

Source: Social Security Administration

CONSTRAINTS AND CONTROLS

During the past several years Amador County has developed and adopted a General Plan which includes the nine required elements. These are complemented and effectuated by adopted zoning and subdivision ordinances and by standard building, plumbing and electrical codes.

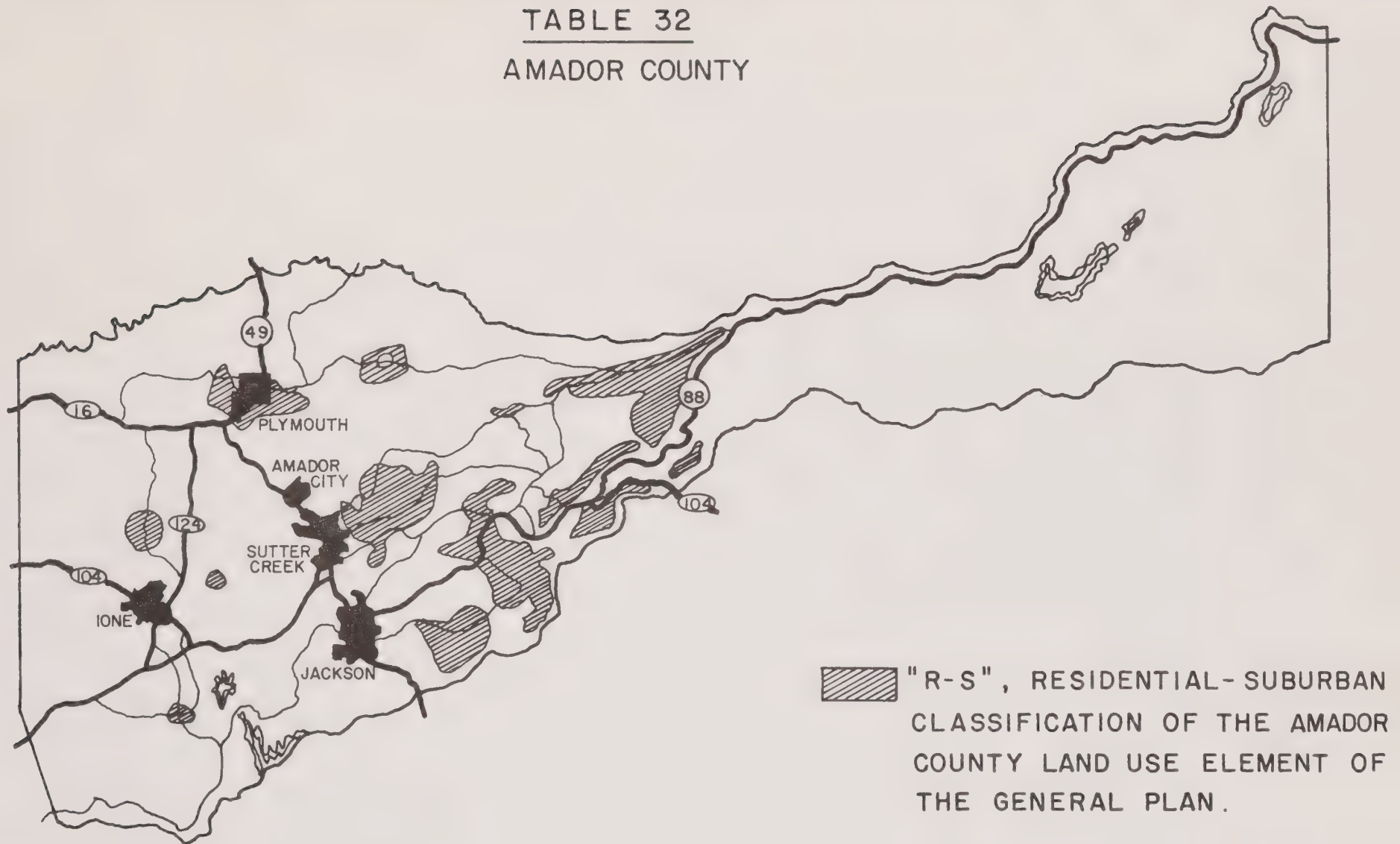
Population density and building intensity standards were established by the Land Use Element of the Amador County General Plan, and made effective by application of zoning provisions. Agricultural Preserves have been created under provisions of the Land Conservation Act. A Public Services and Facilities Element to provide a basic comprehensive plan for water and sewer systems was also developed.

Amador County has adopted an ordinance which restricts the discharge and treatment of sewage on areas of less than five (5) acres. This is due to the various soil types which exist in the county, and the use of private wells and sewage disposal systems necessary for residential development. This, of course, limits residential development and raises the cost of individual homesites. New subdivision developments are limited to larger parcels within the subdivision boundaries, or are committed to community water and sewage systems. Existing community systems are limited to expansion for additional residential

developments.

The Land Use Element of the Amador County General Plan contains various classifications which allow for residential development. An "Agricultural-Transition" classification limits minimum parcel density to 5-10 acres, and the "Agricultural-Marginal" classification allows minimum parcel development to 5-20 acres. The "Residential-Suburban" classification relates to residential development more exclusively than the other classifications as it allows 5 acre minimum parcels without public utility systems and minimum parcel sizes to one acre with public systems. Table 32 shows areas of the unincorporated areas of the county where the "Residential-Suburban" classification prevails.

TABLE 32
AMADOR COUNTY



PROGRAMS

Recent interest for improved housing in Amador County has caused the Central Sierra Planning Council (C.S.P.C.) to become active in implementing programs related to the housing needs throughout the four county area in which C.S.P.C. is associated. Their programs are outlined in the following "existing programs" section.

The Amador County Board of Supervisors has most recently approved the formation of an Amador County Housing Commission (A.C.H.C.) on July 29, 1980. A copy of those proposals are presented under the "new programs" section.

Recent "new programs" pursued, in addition to the A.C.H.C., include a State Home Ownership Assistance Program and a Deferred Payment Rehabilitation Loan Program. These programs will be implemented through the assistance of the Central Sierra Planning Council.

EXISTING PROGRAMS

Employment Generation through Area Development, Planning and Technical Assistance (EGAD)

"EGAD" Rural Development Program

EGAD is a federally-funded program providing assistance to cities, counties, special districts, local organizations, and individuals in obtaining financial support for a variety of projects. These projects range from individual home repair and loans to community-wide projects in sewer and water improvements for commercial and residential improvement.

Funding is available to eligible low-income homeowners for repairs to correct health or safety hazards, and home improvement projects such as remodeling or painting. A variety of programs exist, with different criteria and terms, depending on the work to be done and the applicant's income level.

Loans are available for purchasing an existing home or buying a lot and building a new home. Applicant's income must be less than \$15,600; homes must be modest in size, style and design.

Loan funds are available to build, purchase, or repair apartments or duplexes for persons with low and moderate incomes and the elderly and handicapped. These loan funds may also be used for improvement of the site and existing facilities.

New Rental Units

FmHA Section 515 Rural Rental and Cooperative Housing Loans

Loans can be made to private, public, and nonprofit groups or individuals to provide rental or cooperatively owned housing of economic design for low and moderate income families and the elderly. Funds can be used to construct new housing, purchase new or existing housing, or repair existing housing for rental purposes. Loans may cover the development of facilities related to the housing project, such as maintenance shops, recreation centers, central cooking and dining facilities, and a small infirmary. Nursing or special care homes are not allowed.

In Amador County, within the City of Plymouth, there are 10 units which have been constructed. Within the City of Jackson, a developer has 34 units which have been approved for construction by Farmers Home, pending financial arrangements on his part. There has been one other project proposed within the City of Jackson, but there was no information available on it at this time. There is no record of 515 projects having been undertaken within the unincorporated area of the county.

HUD Section 202 Direct Loan Program for Rental Housing for the Elderly and Handicapped

HUD's Section 202 housing program provides direct loans to nonprofit sponsors to construct new or substantially rehabilitate housing for the elderly and the handicapped. Section 202 loans provide both construction and permanent financing; loans are restricted to those projects which will use Section 8 rental assistance payments (A successful applicant for Section 202 funds is guaranteed that sufficient Section 8 subsidies are available to cover the number of units requested for the 202 project).

In Amador County, 9 units for the developmentally disabled has been funded, and is ready for construction.

Existing Rental Units

HUD's Section 8 Housing Assistance Payments Program

HUD's Section 8 program provides a rent subsidy to owners of new, rehabilitated, or existing housing units occupied by eligible low income tenants. The tenant pays 15% or 25% of his income as a contribution toward rent. HUD pays the property owner (which can be a public, private, nonprofit, or cooperative entity) the difference between

the tenant's contribution and the HUD-approved contract rent, which can be higher than HUD's fair market rents for that area. Under Section 8, eligible rental housing includes single family units, multi-family apartments, congregate housing, and new mobile homes.

In Amador County, there are currently 13 units under this program.

Rehabilitation Assistance

FmHA Section 504 Home Repair Program

FmHA's Section 504 repair and rehabilitation program authorizes loans and grants to low-income homeowners or lease holders, with grants restricted to the elderly, to remove certain dangers to their health and safety. Funds may be used for such purposes as connecting the dwelling to water and sewer lines, providing toilet facilities, installing convenient and sanitary water supplies, adding a room, repairing a roof, and makeing other similar improvements. If funds are used for water or waste disposal systems, those systems must meet local health department requirements; however, repairs do not necessarily have to bring the house up to standard condition, as required under the Section 502 program.

In Amador County, three homes have recently received assistance through this program. With data which was generated from the Central Sierra Planning Council Community Development and Neighborhood Revitalization Study conducted in 1978-79, a goal has been set to rehab 35 units under this program in the next 1½ years through the "EGAD" program.

New Construction or Purchase

FmHA Section 502 Homeownership Loan Program

The basic homeownership program of FmHA is the 502 program. It provides direct loans to individuals to buy, build, repair, renovate, or relocate a home. Loans may also be used to buy and prepare a site on which the house will be built, including provisions of sewer and water supply. A loan for housing that is substandard must be used to bring the house up to standard conditions. In addition, the borrower must occupy the house on which a Section 502 loan is made; he cannot use the property for rental purposes.

In Amador County, there is an estimated 40 homes which have benefitted from the Section 502 program. It is impossible to project the number of 502 activity in the near future--however, the "EGAD" staff will be seeking out and assisting eligible applicants.

NEW PROGRAMS

On July 29, 1980, the Board of Supervisors of Amador County through Resolution No. 5619 established the Amador County Housing Commission (ACHC) and further designated the Board of Supervisors to preside as the Board of Commissioners of the ACHC.

The Board of Supervisors in establishing the ACHC has determined that:

1. There is a shortage of safe or sanitary dwelling accommodations in Amador County; and that there is a shortage of such accommodations available to low income persons for purchase or rental;
2. There is a need to centralize within a housing commission the responsibility for comprehensive overall planning relating to housing and its ancillary needs;
3. There is a need for centralized housing information referral for the general public;
4. There is a need for coordination of public housing policies within Amador County, and a need for a comprehensive plan of approach for expenditure of public funds to be utilized in housing programs;
5. There is a need to coordinate grant programs relating to housing through the ACHC.

Development of the role and responsibility of the ACHC, its support staff, and development of a Comprehensive Plan for Public Housing Programs are scheduled to be implemented through the Amador County Government Grants Department in full cooperation with the Amador County Planning Department, County Planning Commission, the five incorporated cities of Amador County, as well as interested members of the general public and others involved in public and private housing programs.

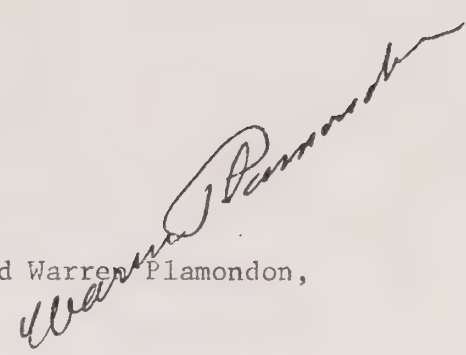
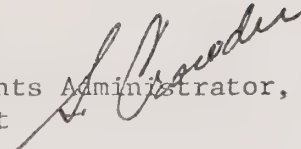
MEMORANDUM

To: Board of Supervisors

From: Sean M. Crowder, Grants Administrator, and Warren Plamondon,
Planning Consultant

Subject: Housing Commission

Date: August 12, 1980



The Planning Department and the Grants Department have conferred and are making the following recommendations to the Board of Supervisors:

1. The Housing Commission and its support activities should be placed within the Grants Department at this time.
2. It is requested that the Board of Supervisors fund a Grants Assistant for approximately six months while grant funds are secured to continue to fund this position within the Grants Department.
3. The Grants Administrator will have overall administrative responsibility for support activities of the Housing Commission and will coordinate those activities with the Planning Department and other interested or involved entities and the Board of Commissioners.

Deferred Payment Rehabilitation/Loan Program

Central Sierra Planning Council staff will be preparing an application that is consistent with the Planning Council's Areawide Housing Policy and will serve as an "action program" for the implementation of city and county housing elements as required by the state. The program is the Deferred Payment Rehabilitation Loan Program administered by the California Department of Housing and Community Development.

The Deferred Payment Program allows people with serious housing rehabilitation needs to have greater funding available to them. Currently Farmers Home Administration (FmHA) has a limit of \$5,000 for a grant and \$7,500 for a loan. In many cases this is not sufficient to bring the home up to adequate health and safety standards. With additional funding, such as the deferred payment program, we can assist a greater number of families and offer further assistance to those already qualified for a FmHA loan/grant.

This program has been used with great success in large urban areas administering Community Block Grant funds. Until very recently the Deferred Payment Rehabilitation Program was not available to rural areas. This will be a demonstration of the effectiveness of such a program in a rural area.

The program has a lending limit of \$10,000 per household, and must be used in conjunction with Federal Programs. The payment on the loan is deferred for five years at an annual percentage rate of 3%. The application is reevaluated at the end of five years; if they cannot obtain a loan from another source to repay the original note and are still eligible the loan is renewed for an additional five years. This may go on indefinitely. The note is due and payable upon the death of the applicant and/or the sale of the property.

The program will be administered through the EGAD housing program already in existence. No additional personnel is required and the preparation of the loan application coincides to the FmHA loan application.

Home Ownership Assistance Program

The State Department of Housing will soon issue a RFP (Request for Funding Proposal) for its Home Ownership Assistance Program (State HOAP). The State HOAP is a shared equity program designed to provide homeownership opportunities to those displaced by condominium and stock cooperative conversions, and for those purchasing mobilehomes. Under this program, the State will provide up to 49% of the purchase price of a dwelling unit or co-op share. At the time of sale, the State will share in the sales proportionate to its original investment.

Staff is presenting this program for your review. Application, if made, needs to be prepared in the next month. The State has not set a deadline, but has requested applications as soon as possible.

Assistance is available to:

1. Apartment renters, whose complex is being converted into condominiums, to purchase mobilehome parks, for interim financing.
2. Nonprofit corporations or stock cooperative associations to develop or purchase mobilehome parks, for interim financing.
3. To households to purchase shares in cooperatively-owned mobilehome parks.
4. To mobilehome park residents to purchase their spaces if the park is converted to condominium or stock cooperative ownership.
5. To households to purchase new or existing mobilehomes placed on permanent foundations located outside of a park.

This program is only available to households with incomes below the county median income who have not owned residential property, excepting a mobilehome not located on a permanent foundation, within the last three years, who would otherwise not be able to afford the unit.

In addition to housing rehabilitation for owner-occupied homes, this program may be used for non-owner occupied rental housing and multi-family units. The landlord seeking the assistance may be required to place the home in the Section 8 Rental Assistance Program. This will improve the quality of rental housing for low-income people.

At this time we are requesting approval from Calaveras, Amador and Tuolumne Counties to apply for the funds on their behalf. There is no cost or obligation to the counties.

CONCLUSION

It is apparent that houses are available in Amador County, although somewhat expensive and remote. There is some difficulty in providing statistics to show the build-out ratio of houses on lots in the developed subdivisions of Amador County. According to the County Assessor's Office, there are 18,617 created lots in the county as of February, 1980. Approximately 300 lots are created annually.

For comparison purposes, a window survey was conducted on some of the units at Lake Camanche Village on April 14, 1980.

Unit 6 (Water and Sewer Service provided)

Total lots created within subdivision = 388

Single-Family Occupied Dwellings.....	37
Single-Family Dwellings Under Construction....	2
Single Unit Vacation Home.....	1
TOTAL	<u>40</u>

Unit 3A (Water provided - Sewage by Septic Tank)

Total lots created within subdivision = 160

Single-Family Occupied Dwellings.....	4
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Unit 1 (Water provided - Sewage by Septic Tank)

Total lots created within subdivision = 507

Single-Family Occupied Dwellings.....	32
Duplexes, Occupied.....	1
TOTAL	<u>33</u>

Total Units in survey area.....77

Note: This survey does not include commercial development.

The Lake Camanche Village area may not be typical of lot build-out in Amador County as compared to the subdivisions in the more easternly part of the county, but it is apparent that many lots are still vacant in most of the existing subdivisions.

As subdivision activity increases, the need increases for commercial areas, health care facilities, fire and police protection, school sites, etc. Most of these activities are centered in the incorporated areas of the county. The population seems to be increasing in the unincorporated areas at an ever increasing rate.

Present conditions of public water and sewage systems are, for the most part, at full capacity levels. As housing needs increase, public utility systems have to develop at a similar rate. New developments will have to consider community needs as well as public service needs.

REFERENCES

Amador County Assessor's Office
Amador County Building Department
Amador County Planning Department
Caltrans 1970 Regional Transportation Update
Central Sierra Planning Council
1960 Census
1970 Census (including Special Census 1971)
State of California Department of Finance
State of California Department of Finance, Population
Research Unit
State of California Economic Development Department
State of California Department of Rehabilitation
State of California Department of Social Services
Social Security Administration

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